



19 Scotland Road, Dry Drayton, Cambridge, CB23 8BN
Guide Price £425,000 Freehold



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CONSTRUCTED AROUND 1905 THIS SEMI-DETACHED EDWARDIAN HOME IS IN WONDERFUL DECORATIVE ORDER THROUGHOUT AND HAS SPLENDID FIELD VIEWS TO BOTH THE FRONT AND THE REAR.

- Semi Detached Edwardian House
- 1145 Sqft / 106 Sqm
- 0.06 acres
- Allocated parking for two/three vehicles
- Council Tax Band - C
- 3 beds, 1 bath, 3 recepts
- Constructed circa 1905
- Gas fired central heating to radiators
- EPC rating – D / 67

Falling within the catchment of Comberton Village College, this three-bedroom home measures approximately 106sqm/1145sqft and provides living accommodation across two levels. To the ground floor the property comprises of a lobby which opens into the entrance hallway and three reception rooms which includes an open plan living/dining area and a conservatory opening onto the rear garden. The farmhouse style kitchen and utility room provide good levels of worktop space, ample cupboard space at both eyelevel and baselevel and has ample space for whitegoods. Completing the ground floor is a WC located off the utility room and a brick-built outhouse accessible from the garden and stores the boiler.

To the first floor are three double bedrooms each benefitting from far reaching views across open fields. Completing the first floor is a family bathroom suite with a panelled bath, low level WC, Pedestal sink with vanity unit and a single enclosed shower.

Externally – To the front of the property is a large lawned area with a hedgerow border. A large original brick pathway has recently been re-laid and levelled by the current owner and wraps around to the side of the property. The rear garden of the property is fully enclosed with a three-foot fence to the rear to appreciate the fields beyond. The garden has a patio area accessible off the kitchen/conservatory and a raised lawn with flower beds along the perimeter.

Each property has allocated parking for at least two vehicles along a privately owned driveway to the rear of the property. There is no service charge or management fee for the shared area.

Location

Dry Drayton is a charming hamlet situated on rising ground just 5 miles to the Northwest of Cambridge. It is a village which has remained relatively unspoilt by any large scale development and where, to a certain extent, time has stood still. Communications are first class with easy access to the M11 and A14 and the village is eminently suited for access to the University and Science Parks. It is also connected to Cambridge by the new off-road cycle way. Bar Hill and Girton golf clubs are on hand and there is a village public house. It is therefore an ideal place to live and consequently much sought after.

Tenure

Freehold

Services

Mains services connected include: gas, electricity and water. Mains drainage: Septic tank that services all the cottages and Dry Drayton Light Industrial units. Managed by Bushel and Co as part of PX Farm. Invoiced once a year for services, copy of 2024 available for reference.

Fixtures and Fittings.

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Statutory Authorities.

South Cambridgeshire District Council

Agent's note

There is shared access to the rear of the property via a private road.

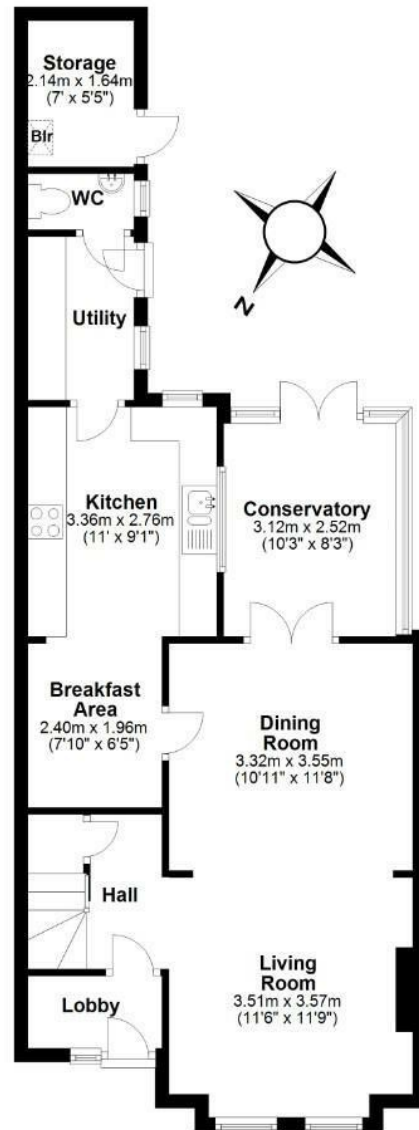
Septic tank that services all the cottages and Dry Drayton Light Industrial units. Managed by Bushel and Co as part of PX Farm. Invoiced once a year for services.

There are two charges for waste water. One charge is for incoming (Cambridge Water) and one charge is for drainage. It is an indicative cost. It is roughly £120-£180 a year depending on what work needs to be done.



Ground Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



Total area: approx. 106.4 sq. metres (1145.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

